

Economic Indicators

Loudoun County, Virginia

December 2003

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	November 2003	302	5,827	5,083	14.6%
Single Family Detached Units Permitted	November 2003	161	3,055	2,645	15.5%
Single Family Attached Units Permitted	November 2003	97	2,143	1,462	46.6%
Multifamily Units Permitted	November 2003	44	629	976	-35.6%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	November 2003	268,650	2,631,505	1,693,648	55.4%
Flex/Industrial SF Permitted	November 2003	171,088	209,849	156,392	34.2%
Retail SF Permitted	November 2003	92,696	440,420	415,072	6.1%
Other SF Permitted	November 2003	4,866	728,463	325,885	123.5%
Taxable SF Permitted	November 2003	0	1,252,773	796,299	57.3%
Nontaxable SF Permitted	November 2003	268,650	1,753,778	1,222,247	43.5%
Total Value Nonresidential Construction	November 2003	0	877,727	471,401	86.2%
Value of New Buildings	November 2003	\$13,368,235	\$282,717,326	\$156,492,924	80.7%
Value of Alterations/Additions	November 2003	\$11,660,369	\$249,820,529	\$105,278,204	137.3%
Route 28 Taxing District SF Permitted	November 2003	\$1,707,866	\$32,896,797	\$51,214,720	-35.8%
Value of Route 28 Permitted Construction	November 2003	29,400	675,848	378,055	78.8%
	November 2003	\$2,351,740	\$35,954,178	\$46,494,769	-22.7%

Source: Loudoun County Department of Building and Development

Housing Sales					
Single Family Detached	August 2003	1,227	7,312	6,128	19.3%
Single Family Attached	August 2003	639	3,647	2,754	32.4%
Condominium	August 2003	464	2,880	2,638	9.2%
	August 2003	124	785	736	6.7%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	September 2003	1,320,610	12,650,423	12,931,507	-2.2%
International Passengers	September 2003	320,589	2,816,907	2,950,364	-4.5%
Total Freight (metric tonnes)	September 2003	21,902	213,185	236,915	-10.0%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	3rd Quarter 2003	\$842,834	\$2,242,372	\$1,962,208	14.3%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

Economic Indicators

Loudoun County, Virginia

December 2003

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	August 2003	\$380,717	\$367,507	\$335,878	13.3%
Single Family Detached	August 2003	\$478,503	\$466,306	\$437,205	9.4%
Single Family Attached	August 2003	\$293,881	\$293,252	\$259,515	13.2%
Condominium	August 2003	\$201,740	\$205,313	\$191,076	5.6%

Source: Loudoun County Financial Services

At Place Employment

Employees	1st Quarter 2003	100,547	101,322	96,636	4.0%
New Jobs (over previous quarter)	1st Quarter 2003	-775			
Establishments	1st Quarter 2003	5,609	5,480	5,268	6.5%
New Businesses (over previous quarter)	1st Quarter 2003	129			
Gross Wages (millions)	1st Quarter 2003	\$1,140	\$1,230	\$1,190	-4.2%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	October 2003	117.2	117.2	114.0	2.8%
US-All Urban Consumers (1982-84=100)	October 2003	185.0	185.2	181.3	2.0%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	October 2003	114,468	114,781	112,528	1.7%
Northern Virginia	October 2003	1,290,859	1,294,351	1,266,607	1.9%

Source: Virginia Employment Commission

Unemployment Rate

Loudoun County	October 2003	2.6	2.9	3.3	-21.2%
Northern Virginia	October 2003	2.2	2.5	2.8	-21.4%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	August 2003	110.5	109.0	108.2	2.1%
Current Index (1987=100)	August 2003	103.6	104.7	104.5	-0.9%

Source: Center for Regional Analysis

Non-Residential Vacancy

Total	3rd Quarter 2003	19.0%	19.7%	17.7%	7.1%
Office	3rd Quarter 2003	17.1%	18.2%	15.3%	12.0%
Flex	3rd Quarter 2003	28.4%	29.0%	30.2%	-5.9%
Industrial	3rd Quarter 2003	12.2%	11.8%	7.8%	55.8%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.